



**PLANNING COMMISSION AGENDA**  
**PLANNING COMMISSION MEETING OF: JUNE 13, 2002**

CALL TO ORDER: COMMISSIONERS' BRIEFING, 5:33 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

**ATTENDANCE:**

**PRESENT:** CHAIRMAN CRAIG GALATI, VICE CHAIRMAN RICHARD TRUESDELL, MEMBERS STEVEN EVANS, BYRON GOYNES, LAURA McSWAIN AND STEPHEN QUINN

**EXCUSED:** MEMBER MICHAEL BUCKLEY

**STAFF PRESENT:** ROBERT GENZER - PLANNING & DEVELOPMENT DEPT., JOHN KOSWAN - PLANNING & DEVELOPMENT DEPT., ANDREW REED - PLANNING & DEVELOPMENT DEPT., TROY JESCHKE - PLANNING & DEVELOPMENT DEPT., BART ANDERSON - PUBLIC WORKS, RICHARD SCHRODER - PUBLIC WORKS, GARY REID - PUBLIC WORKS, BRYAN SCOTT - CITY ATTORNEY'S OFFICE, DEENY ARAUJO - CITY CLERK'S OFFICE, LINDA OWENS - CITY CLERK'S OFFICE

**MINUTES:**

ANDREW REED, Planning and Development, called the Briefing to order at 5:33 P.M.

**ITEM 8, VAC-0003-00(3):**

MR. REED stated that this is an Extension of Time on a Vacation application. This item has been approved administratively and should be stricken from the agenda.

**ITEM 16, U-0048-02:**

MR. REED advised that this is a Special Use Permit application for a transitional living facility. However, conversations with the applicant resulted in the fact that there is no need for this Special Use Permit. Therefore, the applicant has requested this item be withdrawn with prejudice. It would be a year before the applicant could reapply for the same use.

**ITEM 18, V-0032-02:**

MR. REED announced that this is an open space Variance that is associated with Item 17 [Z-0032-02] and Item 19 [Z-0032-02(1)]. The applicant is now complying with the open space requirement, so they are requesting this item be withdrawn without prejudice. Item 17 and Item 19 will still be heard at the regularly-scheduled meeting.

# *City of Las Vegas*

## PLANNING COMMISSION MEETING OF JUNE 13, 2002 Planning and Development Department BRIEFING

### **MINUTES - Continued:**

#### ITEM 22, V-0032-02:

MR. REED said this is a parking Variance associated with the property at Rancho Drive and Lone Mountain Road. This afternoon staff received a FAX request from the applicant requesting the item be held in abeyance until 7/11/2002, so they can continue to work with staff in regard to the parking.

#### ITEM 25, U-0053-02:

MR. REED stated that this is a Special Use Permit for the auto repair facility on Sahara Avenue. Staff would like to have the two driveways, one on Las Verdes and one on Sahara Avenue, be eliminated. That is a Planning Department aesthetic issue and not a Public Works issue.

#### ITEM 33, Z-0075-91(13):

MR. REED said this is a Master Site Development Plan Review for Mountain Spa. The applicant would like to have this item held in abeyance until 7/11/2002 so they can continue discussions with the surrounding property owners.

#### ITEM 35, VAC-0036-02:

MR. REED announced this is a routine Vacation application. The applicant will not have anyone to represent them at tonight's meeting. However, the applicant indicated they would accept staff's conditions and would like to have the Planning Commission take action on this item.

#### ITEM 38, TA-0007-02:

MR. REED noted that this is the Text Amendment regarding open space within Town Center. Staff would like to have it held in abeyance until 7/11/2002 so additional information can be gathered.

### **GENERAL DISCUSSION:**

ROBERT GENZER, Planning and Development, said there is a memo in the Commissioners' packets indicating another workshop will be coming up in the near future. JOHN KOSWAN, Planning and Development, added that he planned to distribute a memo to the Commissioners requesting topics from them that they would like to discuss. The workshop is scheduled for 7/18/2002.

MR. GENZER also said that the City is reviewing a plan to add security to the parking area that is used by the Commissioners. The Commissioners will probably receive badges similar to City employees. That should take place in the next few weeks.

**BRIEFING ADJOURNED AT 5:38 P.M.**



**PLANNING COMMISSION AGENDA**  
**PLANNING COMMISSION MEETING OF: JUNE 13, 2002**

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2. THE PLANNING COMMISSION MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE CITY'S WEBSITE AT [www.ci.las-vegas.nv.us](http://www.ci.las-vegas.nv.us). THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB SATURDAY AT 10:00 AM, THE FOLLOWING TUESDAY AT MIDNIGHT AND 9:00 AM AND THURSDAY AT 6:00 PM.

PLEDGE OF ALLEGIANCE was led by VICE CHAIRMAN TRUESDELL.

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

**MINUTES:**

**PRESENT:** CHAIRMAN CRAIG GALATI, VICE CHAIRMAN RICHARD TRUESDELL, MEMBERS STEVEN EVANS, BYRON GOYNES, LAURA McSWAIN AND STEPHEN QUINN

**EXCUSED:** MEMBER MICHAEL BUCKLEY

**STAFF PRESENT:** ROBERT GENZER - PLANNING & DEVELOPMENT DEPT., JOHN KOSWAN - PLANNING & DEVELOPMENT DEPT., MARGO WHEELER - PLANNING & DEVELOPMENT DEPT., ANDREW REED - PLANNING & DEVELOPMENT DEPT., TROY JESCHKE - PLANNING & DEVELOPMENT DEPT., MARIA BITTNER - PLANNING & DEVELOPMENT DEPT., GARY REID - PUBLIC WORKS, RICHARD SCHRODER - PUBLIC WORKS, BRYAN SCOTT - CITY ATTORNEY'S OFFICE, DEENY ARAUJO - CITY CLERK'S OFFICE, LINDA OWENS - CITY CLERK'S OFFICE

(6:00)



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 13, 2002**

**SUBJECT:**

Approval of the minutes of the May 9, 2002 Planning Commission Meeting

**MOTION:**

**TRUESDELL - APPROVED - UNANIMOUS with BUCKLEY excused**

**MINUTES:**

There was no discussion.

(6:01)

**1-40**



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 13, 2002**

**CHAIRMAN GALATI announced the subdivision items could be appealed by the applicant or aggrieved person or a review requested by a member of the City Council.**

**ACTIONS:**

ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

**CHAIRMAN GALATI read the statement on the order of the items and the time limitations on persons wishing to be heard on an item.**

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 13, 2002**

**CHAIRMAN GALATI noted the Rules of Conduct.**

**PLANNING COMMISSION MEETING RULES OF CONDUCT.**

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 13, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**TM-0030-02 - LONE MOUNTAIN TERRACES - SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF RICHMOND AMERICAN HOMES** - Request for a Tentative Map FOR A 190-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 20.96 acres located adjacent to the southwest corner of Alexander Road and Shadow Peak Street (APN: 137-12-501-001, 002, 010, and 011), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**TRUEDELL - APPROVED** Item 1 through Item 7 and Item 9 and Item 10 subject to conditions - **UNANIMOUS** with GALATI abstaining on Item 1 as the applicant is a client of his firm, McSWAIN abstaining on Item 4 as her firm is negotiating a contract with KB Home, and BUCKLEY excused

**This is final action.**

**MINUTES:**

CHAIRMAN GALATI stated this is a Consent item.

There was no further discussion.

(6:12 - 6:14)  
1-383

PLANNING COMMISSION MEETING OF JUNE 13, 2002  
Planning and Development Department  
Item 1 - TM-0030-02

**CONDITIONS:**

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall comply with all applicable conditions of approval for Rezoning (Z-0015-02), Site Development Plan Review [Z-0015-02(1)], all other site related actions, and the Lone Mountain Master Development Plan Standards as required by the Department of Public Works and the Department of Planning and Development.
3. Street names must be provided in accord with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. Dedicate appropriate right-of-way for a terminating cul-de-sac for Shadow Peak Street. The submitted Final Map for this site shall show the terminus unless an alternative method is submitted and approved by the Department of Public Works.
7. Construct appropriate half-street improvements for the cul-de-sac on Shadow Peak Street concurrent with construction of this site.
8. Coordinate with the Collection Systems Planning Section of the Department of Public Works for assistance in determining appropriate public sewer alignments necessary to provide service to the individual units within this development. All private drives proposed within each "cluster" are required to be public sewer easements, and public sewer lines and terminal manholes are required within each drive.

PLANNING COMMISSION MEETING OF JUNE 13, 2002  
Planning and Development Department  
Item 1 - TM-0030-02

**CONDITIONS - Continued:**

9. A Master Streetlight Plan for the overall subdivision shall be approved prior to the submittal of any construction drawings for this site.
10. Public drainage easements must be common lots to be privately maintained by a homeowner's association or maintenance association for all public drainage not located within existing public street right-of-way.
11. Prior to recordation, this Final Map must show all required easements and right-of-way dedications, must coincide with the approved drainage plan/study and construction plans, and the Owner's Certificate must make specific reference to all easements and rights-of-way noted/offered for public use as required by the Department of Public Works. Appropriate sight visibility restriction zones, if applicable, are also required to be shown on this Final Map at all intersections abutting this subdivision site, at all perimeter intersections abutting this subdivision site, at all intersections where an interior where an interior subdivision street connects with an abutting public street public street and at all other locations as required by the Traffic Engineer.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: JUNE 13, 2002**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**TM-0033-02 - PARADISO AT THE SUMMERLIN VISTAS - PULTE HOMES** - Request for a Tentative Map for 98 lots on 31.4 acres located adjacent to the northeast corner of Alta Drive and Vista Run Drive (APN: 137-26-412-002), P-C (Planned Community) Zone, Ward 2 (L.B. McDonald).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

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**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**TRUEDELL - APPROVED** Item 1 through Item 7 and Item 9 and Item 10 subject to conditions - **UNANIMOUS** with **GALATI** abstaining on Item 1 as the applicant is a client of his firm, **McSWAIN** abstaining on Item 4 as her firm is negotiating a contract with **KB Home**, and **BUCKLEY** excused

**This is final action.**

**MINUTES:**

CHAIRMAN GALATI stated this is a Consent item.

There was no further discussion.

(6:12 - 6:14)

**1-383**

PLANNING COMMISSION MEETING OF JUNE 13, 2002  
Planning and Development Department  
Item 2 - TM-0033-02

**CONDITIONS:**

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area covered by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall comply with all applicable conditions of approval for Rezoning (Z-0119-96), Development Agreement (DA-0001-96), and Summerlin Development Plan Review (SV-0042-97) for the Vistas at Summerlin Village 20.
3. All development shall conform to the Summerlin Development and Improvement Standards.
4. Street names must be provided in accord with the City's street naming regulations.
5. All development is subject to the conditions of City departments and State subdivision statutes.
6. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
7. The height of retaining walls for this subdivision shall not exceed six feet, unless a Summerlin Certificate of Deviation is approved for a greater height.
8. Provide pedestrian access to Alta Drive at the terminus of Wye Valley Street; for gated subdivisions, a pedestrian access gate may be included.

PLANNING COMMISSION MEETING OF JUNE 13, 2002  
Planning and Development Department  
Item 2 - TM-0033-02

**CONDITIONS - Continued:**

Public Works

9. If not already constructed or guaranteed by the Master Developer at the time of construction of this site, construct half street improvements on Alta Drive and Vista Run Drive adjacent to this site concurrent with development of this site.
10. Provide a minimum of two lanes of paved, legal access to this site prior to occupancy of any units within this development.
11. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City
12. Public drainage easements must be located on common elements and shall be identified as "Public Drainage Easements to be privately maintained by a Homeowner's Association" or "Landscape Maintenance Association" for all public drainage not located within existing public street right-of-way.
13. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved Drainage Plan/Study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Final Map, whichever may occur first, if allowed by the City Engineer

PLANNING COMMISSION MEETING OF JUNE 13, 2002  
Planning and Development Department  
Item 2 - TM-0033-02

**CONDITIONS - Continued:**

14. Site development to comply with all applicable conditions of approval for Summerlin Village 20 and all other site-related actions.
15. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 13, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**TM-0034-02 - ELKHORN/GRAND CANYON UNIT 2 - PERMA-BILT** - Request for a Tentative Map for 60 lots on 16.94 acres located adjacent to the southeast corner of Grand Canyon Drive and Severance Lane (APN's:125-18-801-001 through 004), U (Undeveloped) Zone [R (Rural Density Residential) and L (Low Density Residential) General Plan Designations] under Resolution of Intent to R-1 (Single Family Residential), Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

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**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**TRUESDELL - APPROVED** Item 1 through Item 7 and Item 9 and Item 10 subject to conditions - **UNANIMOUS** with **GALATI** abstaining on Item 1 as the applicant is a client of his firm, **McSWAIN** abstaining on Item 4 as her firm is negotiating a contract with **KB Home**, and **BUCKLEY** excused

**This is final action.**

**MINUTES:**

**CHAIRMAN GALATI** stated this is a Consent item.

There was no further discussion.

(6:12 - 6:14)

**1-383**

PLANNING COMMISSION MEETING OF JUNE 13, 2002  
Planning and Development Department  
Item 3 - TM-0034-02

**CONDITIONS:**

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area covered by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to R-1 (Single Family Residential) zoning district Development Standards, [except as amended by conditions herein](#).
3. Street names must be provided in accord with the City's street naming regulations.
4. All development is subject to the conditions of City departments and State subdivision statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
6. The height of retaining walls for this subdivision shall not exceed six feet, unless a Variance is approved for a greater height.
7. Provide pedestrian access to Grand Canyon Drive at the terminus of either Spring Valle Avenue or Highgate Court; for gated subdivisions, a pedestrian access gate may be included.

Public Works

8. Site development to comply with all applicable conditions of approval for the approved Traffic Impact Analysis, Rezoning Z-0004-02, Variance V-0002-02, Special Use Permit U-0005-02 and all other site-related actions, as required by the Departments of Planning and Development and Public Works.
9. Elkhorn/Grand Canyon Unit 1 must record prior to the issuance of any permits for lot numbers 61 through 65 inclusive to provide legal access.

PLANNING COMMISSION MEETING OF JUNE 13, 2002  
Planning and Development Department  
Item 3 - TM-0034-02

**CONDITIONS - Continued:**

10. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
11. Public drainage easements must be common lots to be privately maintained by a homeowner's association or maintenance association for all public drainage not located within existing public street right-of-way.
12. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 13, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**TM-0035-02 - LONE MOUNTAIN RIDGES - KB HOME NEVADA** - Request for a Tentative Map for 66 lots on 10 acres located adjacent to the north side of Alexander Road approximately 700 feet west of Vegas Vista Trail (APN's: 137-01-801-005 and 006), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**TRUEDELL - APPROVED** Item 1 through Item 7 and Item 9 and Item 10 subject to conditions - **UNANIMOUS** with **GALATI** abstaining on Item 1 as the applicant is a client of his firm, **McSWAIN** abstaining on Item 4 as her firm is negotiating a contract with **KB Home**, and **BUCKLEY** excused

**This is final action.**

**MINUTES:**

**CHAIRMAN GALATI** stated this is a Consent item.

There was no further discussion.

(6:12 - 6:14)

**1-383**

PLANNING COMMISSION MEETING OF JUNE 13, 2002  
Planning and Development Department  
Item 4 - TM-0035-02

**CONDITIONS:**

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. The height of retaining walls for this subdivision shall not exceed six feet, unless a Variance is approved for a greater height.
3. A 30-foot-wide Multi-use, Equestrian Trail corridor (including five feet of the Alexander Road Right-Of-Way) shall be provided along the north side of Alexander Road and designed in accordance with the Master Plan Recreational Trails Element, allowing for minor dimensional variations to accommodate drainage and infrastructure installations.
4. No above- or below-ground utility installation shall be located within the trail that will in any way encroach upon the full use and enjoyment of the trail path, nor shall streetlight poles/signage be located within the trail path.
5. Notwithstanding Condition Nos. 4 and 5 above, pursuant to Condition No. 5 of approval of Rezoning Z-0009-02, these widths may be adjusted to the extent so required by Clark County to accommodate the Alexander Road/Western Beltway overpass with approval the appropriate Vacation(s) by the City Council.
6. All City Code requirements and design standards of all City departments must be satisfied prior to acceptance of deed of the trail corridor by the City.
7. Street names must be provided in accord with the City's street naming regulations.
8. All development is subject to the conditions of City departments and State subdivision statutes.
9. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
10. Conformance to the Lone Mountain Master Plan and Development Standards.

PLANNING COMMISSION MEETING OF JUNE 13, 2002  
Planning and Development Department  
Item 4 - TM-0035-02

**CONDITIONS - Continued:**

11. Site development to comply with all applicable conditions of approval of Rezoning Z-0009-02, Site Development Plan Review [Z-0009-02(1)], and all other subsequent site-related actions, as required by the Departments of Planning and Development and Public Works.

Public Works

12. As required per Condition 5 of approval on Z-0009-02, coordinate with the Clark County Department of Public Works to determine if any additional right-of-way is required along Alexander Road to accommodate for the proposed Las Vegas Beltway Overpass. If additional Right-of-Way is required and cannot be accommodated with the proposed Tentative Map layout, this Tentative Map shall be deemed null and void, and a new Tentative Map submitted showing compliance with required Rights-of-Way.
13. Public drainage easements must be common lots to be privately maintained by a homeowner's association or maintenance association for all public drainage not located within existing public street right-of-way.
14. Landscape and maintain all unimproved rights-of-way on Alexander Road adjacent to this site.
15. Submit an Encroachment Agreement for all landscaping and private improvements located in the Alexander Road public right-of-way adjacent to this site prior to occupancy of this site.
16. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 13, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**TM-0036-02 - VILLAGE PUB COMMERCIAL SUBDIVISION - FREE ENTERPRISE INSTITUTE LIMITED LIABILITY COMPANY** - Request for a Tentative Map for one lot on 4.57 acres located adjacent to the southeast corner of Regatta Drive and Breakwater Drive (APN: 138-16-714-002), C-1 (Limited Commercial) Zone, Ward 4 (Brown).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

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**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

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**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**TRUEDELL - APPROVED** Item 1 through Item 7 and Item 9 and Item 10 subject to conditions - **UNANIMOUS** with **GALATI** abstaining on Item 1 as the applicant is a client of his firm, **McSWAIN** abstaining on Item 4 as her firm is negotiating a contract with **KB Home**, and **BUCKLEY** excused

**This is final action.**

**MINUTES:**

**CHAIRMAN GALATI** stated this is a Consent item.

There was no further discussion.

(6:12 - 6:14)  
1-383

PLANNING COMMISSION MEETING OF JUNE 13, 2002  
Planning and Development Department  
Item 5 - TM-0036-02

**CONDITIONS:**

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. This Subdivision shall maintain the reciprocal parking agreement with Parcel 10B, adjacent to the intersection of Regatta Drive and Breakwater Drive (APN: 138-16-714-003) as created by File 101, Page 85 of the Book of Parcel Maps.
3. Street names must be provided in accord with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. The existing sewer service for this commercial subdivision shall be shown in accordance with one of the following two alternatives, and the appropriate Note shall appear on the face of the recorded Final Map:
  - I. Onsite sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.
  - II. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.
7. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

PLANNING COMMISSION MEETING OF JUNE 13, 2002  
Planning and Development Department  
Item 5 - TM-0036-02

**CONDITIONS - Continued:**

8. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved Drainage Plan/Study.
9. Site development to comply with all applicable conditions of approval for Z-0121-87, Z-0121-87(1) and all other subsequent site-related actions.
10. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 13, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

**U-0011-00(1) - ALM CORPORATION** - Request for an Extension of Time of an Approved Special Use Permit TO ALLOW A PROPOSED TAVERN IN CONJUNCTION WITH AN APPROVED RESTAURANT (THE LODGE), located adjacent to the northeast corner of Grand Teton Drive and Durango Drive (APN: 125-09-401-006), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**TRUESEL - APPROVED** Item 1 through Item 7 and Item 9 and Item 10 subject to conditions - **UNANIMOUS** with GALATI abstaining on Item 1 as the applicant is a client of his firm, McSWAIN abstaining on Item 4 as her firm is negotiating a contract with KB Home, and BUCKLEY excused

**To be heard by the City Council on 7/17/2002.**

**MINUTES:**

CHAIRMAN GALATI stated this is a Consent item.

There was no further discussion.

(6:12 - 6:14)

1-383

PLANNING COMMISSION MEETING OF JUNE 13, 2002  
Planning and Development Department  
Item 6 - U-0011-00(1)

**CONDITIONS:**

Planning and Development

1. If this Special Use Permit is not exercised within one year of this approval, the Special Use Permit shall be void unless another Extension of Time is granted.
2. Compliance with all Conditions of Approval of Special Use Permit U-0011-00.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 13, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

**U-0039-00(1) - ALBERTSON'S INC.** - Request for an Extension of Time on an Approved Special Use Permit TO ALLOW THE SALE OF PACKAGED LIQUOR IN CONJUNCTION WITH A PROPOSED DRUG STORE (SAV-ON) on property located adjacent to the northwest corner of Grand Teton Road and Durango Drive (APN: 125-08-813-002), U (Undeveloped) Zone PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**TRUESEL - APPROVED** Item 1 through Item 7 and Item 9 and Item 10 subject to conditions - **UNANIMOUS** with GALATI abstaining on Item 1 as the applicant is a client of his firm, McSWAIN abstaining on Item 4 as her firm is negotiating a contract with KB Home, and BUCKLEY excused

**To be heard by the City Council on 7/17/2002.**

**MINUTES:**

CHAIRMAN GALATI stated this is a Consent item.

There was no further discussion.

(6:12 - 6:14)

1-383

PLANNING COMMISSION MEETING OF JUNE 13, 2002  
Planning and Development Department  
Item 7 - U-0039-00(1)

**CONDITIONS:**

Planning and Development

1. If this Special Use Permit is not exercised within one year of this approval, the Special Use Permit shall be void unless another Extension of Time is granted.
2. Compliance with all Conditions of Approval of Special Use Permit U-0039-00.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 13, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**VAC-0003-00(3) - W.M. LAND DEVELOPMENT** - Petition of Vacation submitted by W. M. Land Development for an Extension of Time on an Approved Vacation of a portion of Del Rey Avenue generally located between Buffalo Drive and Tioga Way, Ward 1 (M. McDonald).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

**MOTION:**

**TRUEDELL - STRICKEN - UNANIMOUS with BUCKLEY excused**

**This is final action.**

**MINUTES:**

CHAIRMAN GALATI stated this is a Consent item.

ANDREW REED, Planning and Development, stated this Extension of Time has been approved administratively and should be stricken from the agenda.

No one appeared to represent the application.

There was no further discussion.

(6:02 - 6:03)

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 13, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

**A-0021-02(A) - VERA SPENCER** - Petition to annex for 5.0 acres generally located on the southwest corner of Deer Springs Way and Fort Apache Road (APN: 125-19-701-008), Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application - Not applicable
3. Staff Report

**MOTION:**

**TRUESDELL - APPROVED** Item 1 through Item 7 and Item 9 and Item 10 subject to conditions - **UNANIMOUS** with **GALATI** abstaining on Item 1 as the applicant is a client of his firm, **McSWAIN** abstaining on Item 4 as her firm is negotiating a contract with **KB Home**, and **BUCKLEY** excused

**This item will be forwarded to City Council in Ordinance form.**

**MINUTES:**

**CHAIRMAN GALATI** stated this is a Consent item.

There was no further discussion.

(6:12 - 6:14)  
1-383

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 13, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

**A-0022-02(A) - CITY OF LAS VEGAS** - Petition to annex for 0.46 acres generally located on the east side of Queen Irene Court, 200 feet south of Regena Avenue (APN: 125-29-503-004), Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

**MOTION:**

**TRUESDELL - APPROVED** Item 1 through Item 7 and Item 9 and Item 10 subject to conditions - **UNANIMOUS** with GALATI abstaining on Item 1 as the applicant is a client of his firm, McSWAIN abstaining on Item 4 as her firm is negotiating a contract with KB Home, and BUCKLEY excused

**This item will be forwarded to City Council in Ordinance form.**

**MINUTES:**

CHAIRMAN GALATI stated this is a Consent item.

There was no further discussion.

(6:12 - 6:14)  
1-383

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 13, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - ABEYANCE - GPA-0010-02 - CITY OF LAS VEGAS** - Request to amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: PR (Parks/ Recreation/ Open Space) TO: PF (Public Facilities) on 12.5 acres located adjacent to the southeast corner of Deer Springs Way and Thom Boulevard (APN: 125-24-701-018), Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Letter In Opposition

**MOTION:**

**McSWAIN - APPROVED - UNANIMOUS with BUCKLEY excused**

**To be heard by the City Council on 7/17/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

MARGO WHEELER, Planning and Development, stated this item has been reviewed by staff and discussed previously by the Planning Commission. The project complies with all the conditions necessary in order to accomplish and justify this General Plan Amendment from the current designation of PR (Parks/Recreation/Open Space) to PF (Public Facilities). There were 52 notices mailed and staff has not received any responses. Two neighborhood meetings were held with approximately ten residents at each meeting. The issues were water quality, noise and aesthetics. This is a City project.

PLANNING COMMISSION MEETING OF JUNE 13, 2002  
Planning and Development Department  
Item 11 - GPA-0010-02

**MINUTES - Continued:**

CHARLES KAJKOWSKI, City Engineer, said that when this application was originally filed the site was 12.5 acres. In the area of Decatur Boulevard there was a property line adjustment due to some survey errors that occurred years ago. As a result, there was extra acreage that could be used in the site. With the City Surveyor, a lot line adjustment was done so it resulted in 15 2/3 net acres, rather than 12.5 acres.

At the last meeting there were discussions with persons in the audience, one was with D. R. Horton. When this project is being planned, staff will get together with D. R. Horton so it will work for their land as well. The sewer has a gravity system. Decatur Boulevard is the City boundary line. This location provides a natural location for the northwest area to drain by gravity.

COMMISSIONER McSWAIN took a tour of the Cheyenne Avenue Water Reclamation Center and was very impressed. What was brought to her attention was the potential of technology to advance to the point where a lot of the aspects will be reduced in size. With appropriate design, a park could be over the top of the facility.

MR. KAJKOWSKI responded that technology advances improve and are able to reduce some of the aspects, but the scale at which there is shrinkage in civil engineering is not always the best. In addition, there are regulatory changes. The City's simple treatment plant went to an advanced treatment plan. It is unknown what regulations will come down in the future to improve the quality of the water. Presently there is an issue which involves salt in the water. The water out of Lake Mead is around 600 to 800 Total Dissolved Solids. When it goes through a household and comes out, it is close to 1,000 TDS. Too much salt renders the water useless so another process has to be added to lower the TDS. In addition, with TDS and water conservation, the solid stays the same so the concentration goes up. This project will not be designed for at least five years. The City is just trying to get the land zoned so everyone knows how the property will eventually be developed.

COMMISSIONER McSWAIN commented that the site on Cheyenne Avenue has a golf course on one side and commercial on the other side. MR. KAJKOWSKI added that the City is developing the detention basins in a similar manner. Sites that have facilities underground become more costly.

No one appeared in opposition.

CHAIRMAN GALATI declared the Public Hearing closed.

(6:14 - 6:26)

1-440

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 13, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - ABEYANCE - Z-0027-02 - CITY OF LAS VEGAS** - Request for a Rezoning FROM: R-E (Residence Estates) TO: C-V (Civic) on 12.5 acres located adjacent to the southeast corner of Deer Springs Way and Thom Boulevard (APN: 125-24-701-018), PROPOSED USE: WATER RECLAMATION CENTER, Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**McSWAIN - APPROVED** subject to conditions with Condition 1 amended to a five-year time limit - **UNANIMOUS** with **BUCKLEY** excused

**To be heard by the City Council on 7/17/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

ANDREW REED, Planning and Development, stated this rezoning to C-V (Civic) will provide for uses, such as a Water Reclamation Center, which will support future residential properties adjacent to the Center and within the greater Centennial Hills area. Staff recommended approval subject to the conditions.

CHARLES KAJKOWSKI, City Engineer, appeared to represent the City of Las Vegas.

PLANNING COMMISSION MEETING OF JUNE 13, 2002  
Planning and Development Department  
Item 12 - Z-0027-02

**MINUTES - Continued:**

ROBERT GENZER, Planning and Development, suggested amending Condition 1 to a five-year time limit since this project will not commence until that time.

No one appeared in opposition.

CHAIRMAN GALATI declared the Public Hearing closed.

(6:14 - 6:26)

**1-440**

**CONDITIONS:**

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review shall be approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Dedicate 40 feet of right-of-way adjacent to this site for Deer Springs Way, 30 feet for Thom Boulevard and a 20 foot radius on the southeast corner of Deer Springs Way and Thom Boulevard prior to the issuance of any permits.
4. Construct half-street improvements including appropriate overpaving, if legally able, on Thom Boulevard, Rome Boulevard, and Deer Springs Way adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Phased construction may be allowed at the discretion of the City Engineer.

PLANNING COMMISSION MEETING OF JUNE 13, 2002  
Planning and Development Department  
Item 12 - Z-0027-02

**CONDITIONS - Continued:**

5. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved Drainage Plan/Study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first, if allowed by the City Engineer.
6. A Traffic Impact Analysis or other information acceptable to the Traffic Engineering Section of Public Works must be submitted to and approved prior to the issuance of any building or grading permits, or the submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 13, 2002**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - ABEYANCE - V-0023-02 - BOB KINDRED** - Request for a Variance TO ALLOW AN EXISTING ENCLOSED PATIO STRUCTURE TO BE 11 FEET EIGHT INCHES FROM THE REAR PROPERTY LINE WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED on property located at 4600 Windy Hollow Street (APN: 138-02-511-062), R-1 (Single Family Residential) Zone, Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Document In Approval

**MOTION:**

**QUINN - APPROVED subject to conditions - UNANIMOUS with BUCKLEY excused**

**To be heard by the City Council on 7/17/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

ANDREW REED, Planning and Development, stated that the building permit issued for the construction of the patio cover is classified by the Department of Building & Safety as non-convertible. That means it was built to City design standards for a patio cover only and cannot be converted to habitable space. Additionally, staff does not find any evidence of a unique or extraordinary circumstance and that the applicant has imposed a self-imposed hardship by attempting to overbuild the site. Staff recommended denial.

JACK PITTS, ASAP Consulting, 6998 Elkwood Drive, appeared to represent Bob Kindred, who just got out of the hospital. The applicant enclosed this patio cover for his wife, who has passed away. He wants to move to Reno to be closer to his son. MR. BITTS showed pictures on the monitor of the patio cover. MR. KINDRED was unaware of the setback problem. He is too old to maintain this house.

PLANNING COMMISSION MEETING OF JUNE 13, 2002  
Planning and Development Department  
Item 13 - V-0023-02

**MINUTES - Continued:**

COMMISSIONER McSWAIN noted that this yard is wider on one side. This patio cover needs to have conformity with the house.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(6:26 - 6:31)

**1-880**

**CONDITIONS:**

Planning and Development

1. This Variance shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. City Code requirements and design standards of all City Departments, which are not affected by the approval of this Variance, must be satisfied.
3. Submit complete plans to the Building and Safety Department for review and permits.
4. If the Building and Safety Department requires removal of the accessory structure, which is the subject of this request, this Variance becomes null and void.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 13, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - ABEYANCE - Z-0012-02 - McNAMEE FAMILY PARTNERSHIP** - Request for a Rezoning FROM: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] and R-A (Ranch Acres) Zones TO: R-PD4 (Residential Planned Development - 4 Units Per Acre) on 35.68 acres located adjacent to the northwest corner of Grand Teton Drive and Cimarron Road (APN: 125-09-401-007, 011, 012, 021, 022, 023 and 024), PROPOSED USE: 157-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION, Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**TRUEDELL - APPROVED subject to conditions - UNANIMOUS with McSWAIN abstaining as her firm is under contract with Centex Homes and BUCKLEY excused**

**To be heard by the City Council on 7/17/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated this rezoning conforms to the PCD (Planned Community Development) land use category and will provide a transition between the R-PD3 (Residential Planned Development - 3 Units Per Acre) to the north and R-PD4 (Residential Planned Development - 4 Units Per Acre) to the south. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF JUNE 13, 2002  
Planning and Development Department  
Item 14 - Z-0012-02

**MINUTES - Continued:**

ATTORNEY MARK FIORENTINO, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, appeared to represent Centex Homes. This zone change conforms to the Master Plan. He concurred with staff's conditions.

TODD FARLOW, 240 North 19th Street, appeared as a concerned citizen.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 15 [Z-0012-02(1)].

(6:31 - 6:40)

**1-1080**

**CONDITIONS:**

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Dedicate 60 feet of right-of-way adjacent to this site for Grand Teton Drive, an additional 10 feet along Grand Teton where 50 feet now exists, 40 feet for Cimarron Road, those portions of the proposed cul-de-sac required to terminate Silk Purse Road (aka Al Carrison Street) not previously dedicated, 40 feet for Racel Street for areas not previously dedicated and a 54 foot radius at the northwest corner of Cimarron Road and Grand Teton Drive.
4. Submit a Petition of Vacation for all existing right-of-way (30 foot strip east of Silk Purse Road and portions of existing right-of-way outside of the proposed cul-de-sac termination for Silk Purse Road) in conflict with this site. Such Vacation shall be approved by the City Council prior to the submittal of a Final Map Technical Review for this site. The Order of Vacation shall record prior to the recordation of a Final Map adjacent to the area to be vacated.

PLANNING COMMISSION MEETING OF JUNE 13, 2002  
Planning and Development Department  
Item 14 - Z-0012-02

**CONDITIONS - Continued:**

5. Construct half-street improvements including appropriate overpaving, if legally able, on Racel Street, Grand Teton Drive, including appropriate median improvements, and the unnamed public street on the west edge of this site. Also construct full width improvements for Cimarron Road and the cul-de-sac termination of Silk Purse Road (aka Al Carrison Street) adjacent to this site concurrent with development of this site. The required half-street improvements on Racel Street may be constructed to a 30-foot half-street width within the required 40-foot dedication. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.
6. Provide a minimum of two lanes of paved, legal access to this site prior to occupancy of any units within this development.
7. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend public sewer in Silk Purse Road (aka Al Carrison Street) for parcels (apn#125-09-40-015 & 016) along the southwest of this site to a location and depth acceptable to the City Engineer. Extend public sewer in the drainage and access easement to the west for parcel (apn#125-09-401-014). All required public sewer easements, if any, necessary to connect this site to the existing public sewer system shall be provided to the City prior to City approval of sewer construction plans, or the issuance of any offsite permits. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits.

PLANNING COMMISSION MEETING OF JUNE 13, 2002  
Planning and Development Department  
Item 14 - Z-0012-02

**CONDITIONS - Continued:**

8. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, recordation of a final map or submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine traffic signal contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a final map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
9. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, recordation of a final map, or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved Drainage Plan/Study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits or the recordation of a final map, if allowed by the City Engineer. We note that there are significant offsite drainage impacts to this site.
10. Landscape and maintain all unimproved right(s)-of-way on Racel Street adjacent to this site.
11. Obtain an encroachment agreement for all landscaping and private improvements in the Racel Street public right-of-way adjacent to this site prior to the issuance of any permits.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 13, 2002**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING -- ABEYANCE - Z-0012-02(1) - McNAMEE FAMILY PARTNERSHIP** - Request for a Site Development Plan Review FOR A 157-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 35.68 acres located adjacent to the northwest corner of Grand Teton Drive and Cimarron Road (APN: 125-09-401-007, 011, 012, 021, 022, 023, and 024), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] and R-A (Ranch Acres) Zones [PROPOSED: R-PD4 (Residential Planned Development - 4 Units Per Acre)], Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**TRUEDELL - APPROVED** subject to conditions with an amended Condition 4 stating *no access on the rear of Lots 139, 140 and 141* - **UNANIMOUS** with McSWAIN abstaining as her firm is under contract with Centex Homes and BUCKLEY excused

**To be heard by the City Council on 7/17/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated that the site plan as submitted presents an effective layout of streets and access. However, staff discourages lots that double front onto two or more streets within a development. Staff has added a condition requiring the deletion of three lots that double front onto streets and replaced with open space. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF JUNE 13, 2002  
Planning and Development Department  
Item 15 - Z-0012-02(1)

**MINUTES - Continued:**

ATTORNEY MARK FIORENTINO, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, appeared to represent Centex Homes. Condition 4 involves Lots 139, 140 and 141. These lots are interior in the subdivision so they would only affect the people who would buy homes in this subdivision. From past experience, the developer expects to get a premium for those lots. They do not need to convert those lots into open space because they already meet that requirement. He concurred with staff's conditions.

TODD FARLOW, 240 North 19th Street, appeared as a concerned citizen. Oftentimes a back yard turns into a storage area over the years. He wondered what space the homeowners of the three front facing lots would use for storage.

CHAIRMAN GALATI asked if those three lots could be moved so that area could be used for a little park. ATTORNEY FIORENTINO felt that is not a density issue, just a matter of preference. CHAIRMAN GALATI asked ATTORNEY FIORENTINO if he would accept a condition that Lots 139, 140 and 141 not have gates, no R-V parking, etc., in the back yard. ATTORNEY FIORENTINO answered in the affirmative.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 14 [Z-0012-02].

(6:31 - 6:40)

**1-1080**

**CONDITIONS:**

Planning and Development

1. A Rezoning (Z-0012-02) to an R-PD4 (Residential Planned Development - 4 Units Per Acre) Zoning District approved by City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. The applicant shall construct a twenty foot (20') wide equestrian trail adjacent to the Grand Teton Road frontage and shall consist of a two foot six inch (2'6") wide landscape corridor with a fence, a five foot (5') wide landscape corridor, a seven foot six inch (7'6") wide decomposed granite path, and a 5 foot (5') wide landscape corridor. In addition, a five foot (5') wide sidewalk shall be constructed completely within the right-of-way.

PLANNING COMMISSION MEETING OF JUNE 13, 2002  
Planning and Development Department  
Item 15 - Z-0012-02(1)

**CONDITIONS - Continued:**

4. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a Tentative Map, to reflect the deletion of residential Lots 139 through 141 along the north side of "Tenth Street" and be replaced by open space.
5. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a Tentative Map, to reflect the addition of a minimum six-foot wide landscape planter along the entire Cimarron Road frontage with 24-inch box trees planted 30 feet on center. In addition, four five-gallon size shrubs shall be provided for each required tree.
6. All proposed street names shall be in accordance with the City of Las Vegas Street Naming and Address Assignment Regulations, ordinance # 3744.
7. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
8. The setbacks for this development shall be as follows: minimum of 18 feet to the front of the garage/house, as measured from the back of curb or sidewalk, 5 feet on the side, 10 feet on the corner side, and 15 feet in the rear.
9. Air conditioning units shall not be mounted on rooftops.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City departments must be satisfied.

PLANNING COMMISSION MEETING OF JUNE 13, 2002  
Planning and Development Department  
Item 15 - Z-0012-02(1)

**CONDITIONS- Continued:**

Public Works

14. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed access drives and on-site circulation prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Access drives shall be designed, located and constructed in accordance with Standard Drawing #222a. City Code requirements require that proposed street offsets (First Street and Unnamed Public Street) be offset by no less than 220 feet.
15. The design and layout of all on-site private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
16. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections. The CC&R's for the Homeowner's Association shall be submitted to and approved by the City Attorney's Office.
17. A Master Public Streetlight Plan shall be submitted and approved prior to the submittal of any construction drawings for this site.
18. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
19. Site development to comply with all applicable conditions of approval for Z-0012-02, on this same agenda, and all other site-related actions.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 13, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - ABEYANCE - U-0048-02 - ECONOMIC OPPORTUNITY BOARD OF CLARK COUNTY** - Request for a Special Use Permit FOR A TRANSITIONAL LIVING GROUP HOME IN A PROPOSED 10-UNIT MULTI-FAMILY DEVELOPMENT adjacent to the southwest corner of "E" Street and Adams Avenue (APN: 139-27-210-107), R-4 (High Density Residential) Zone, Ward 5 (Weekly).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>1</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

**MOTION:**

**TRUEDELL - WITHDRAWN WITH PREJUDICE - UNANIMOUS with BUCKLEY excused**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

ANDREW REED, Planning and Development, stated the applicant has requested this item be withdrawn with prejudice.

CLIFTON MARSHALL, CAMA/MGA, 3426 Tiara Point Circle, appeared in order to represent the applicant. He requested this item be withdrawn with prejudice.

DAN CONTRARAS, Bonanza Village, appeared in protest. He asked if this will become transitional housing or low income apartments. There is enough transitional housing in the area.

PLANNING COMMISSION MEETING OF JUNE 13, 2002  
Planning and Development Department  
Item 16 - U-0048--02

**MINUTES - Continued:**

CHAIRMAN GALATI was of the understanding that the applicant will not be constructing transitional housing.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(6:03 - 6:07)

**1-110**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 13, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - Z-0032-02 - KOLOB LIMITED LIABILITY COMPANY ON BEHALF OF STANPARK CONSTRUCTION COMPANY** - Request for Rezoning of 10.26 acres FROM: U (Undeveloped) Zone [MLA (Medium-Low Attached Residential) General Plan Designation] TO: R-PD8 (Residential Planned Development - 8 Units per Acre) located adjacent to the northwest corner of Gilcrease Avenue and Tee Pee Lane (APN's: 125-18-501-008 and 009), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**QUINN - APPROVED subject to conditions - UNANIMOUS with BUCKLEY excused**

**To be heard by the City Council on 7/17/2002.**

NOTE: COMMISSIONER TRUESDELL announced he has abstained on applications involving Kolob Limited Liability Company due to a relationship with one of their partners, but that relationship is no longer a factor, so he will vote on this item.

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated this rezoning is compatible and conforms with the MLA (Medium-Low Attached) land use designation. Staff recommended approval subject to the conditions.

BRIAN PSIODA, VTN Nevada, 2727 South Rainbow Boulevard, appeared in order to represent the applicant. He concurred with staff's conditions.

PLANNING COMMISSION MEETING OF JUNE 13, 2002  
Planning and Development Department  
Item 17 - Z-0032-02

**MINUTES - Continued:**

TODD FARLOW, 240 North 19th Street, appeared as a concerned citizen. He asked if there will be sidewalks in this development. He was fearful that that could be a problem in the future. MR. JESCHKE did not think there were sidewalks, but there will be private streets. There is no requirement for sidewalks adjacent to private streets. MR. PSIODA confirmed that there will not be any sidewalks.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 19 [Z-0032-02(1)] for related discussion.

(6:40 - 6:45)

**1-1370**

**CONDITIONS:**

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Dedicate 40 feet of right-of-way adjacent to this site for Tee Pee Lane and 30 feet for Gilcrease Avenue and a 20 foot radius on the northwest corner of Gilcrease Avenue and Tee Pee Lane.
4. Construct half-street improvements including appropriate overpaving on Gilcrease Avenue and Tee Pee Lane adjacent to this site concurrent with development of this site. Tee Pee Lane shall be constructed to meet Town Center Residential Standards.

PLANNING COMMISSION MEETING OF JUNE 13, 2002  
Planning and Development Department  
Item 17 - Z-0032-02

**CONDITIONS - Continued:**

5. Extend public sewer in Gilcrease Avenue from Fort Apache Avenue to the west edge of this site concurrent with development of this site. If not already constructed at time of development, coordinate with the Collection Systems Planning Section of the Department of Public Works for the extension and oversizing of the El Capitan public sewer system. All required public sewer easements necessary to connect this site to the existing public sewer system shall be provided to the City prior to City approval of sewer construction plans, or the issuance of any offsite permits.
6. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

PLANNING COMMISSION MEETING OF JUNE 13, 2002  
Planning and Development Department  
Item 17 - Z-0032-02

**CONDITIONS - Continued:**

7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved Drainage Plan/Study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Final Map, whichever may occur first, if allowed by the City Engineer.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 13, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - V-0033-02 - KOLOB LIMITED LIABILITY COMPANY ON BEHALF OF STANPARK CONSTRUCTION COMPANY** - Request for a Variance TO ALLOW 50,965 SQUARE FEET OF OPEN SPACE WHERE 57,519 SQUARE FEET ARE REQUIRED IN CONJUNCTION WITH A PROPOSED SINGLE FAMILY RESIDENTIAL DEVELOPMENT located adjacent to the northwest corner of Gilcrease Avenue and Tee Pee Lane (APN's: 125-18-501-008 and 009), U (Undeveloped) Zone [MLA (Medium-Low Attached Residential) General Plan Designation], PROPOSED: R-PD8 (Residential Planned Development - 8 Units Per Acre) , Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

**MOTION:**

**TRUEDELL - WITHDRAWN WITHOUT PREJUDICE - UNANIMOUS with BUCKLEY excused**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

ANDREW REED, Planning and Development, stated this is an open space Variance that was proposed near Gilcrease Avenue and Tee Pee Lane. The applicant is requesting this item be withdrawn without prejudice.

BRIAN PSIODA, VTN Nevada, 2727 South Rainbow Boulevard, appeared in order to represent the applicant. He requested this item be withdrawn without prejudice because they meet the open space requirements, so they no longer need a Variance.

PLANNING COMMISSION MEETING OF JUNE 13, 2002  
Planning and Development Department  
Item 18 - V-0033--02

**MINUTES - Continued:**

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.  
(6:07 - 6:08)  
**1-240**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 13, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - Z-0032-02(1) - KOLOB LIMITED LIABILITY COMPANY ON BEHALF OF STANPARK CONSTRUCTION COMPANY** - Request for a Site Development Plan Review FOR A PROPOSED 80-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 10.26 acres, located adjacent to the northwest corner of Gilcrease Avenue and Tee Pee Lane (APN's: 125-18-501-008 and 009), U (Undeveloped) Zone [MLA (Medium-Low Attached Residential) General Plan Designation], PROPOSED: R-PD8 (Residential Planned Development - 8 Units per Acre) , Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**QUINN - APPROVED** subject to conditions and amending Condition 6 to 18 feet in the front of the garage/house and 10 feet in the rear - **UNANIMOUS** with **BUCKLEY** excused

**To be heard by the City Council on 7/17/2002.**

NOTE: COMMISSIONER TRUESDELL announced he has abstained on applications involving Kolob Limited Liability Company due to a relationship with one of their partners, but that relationship is no longer a factor, so he will vote on this item.

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated that this site plan presents an effective layout of streets and access. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF JUNE 13, 2002  
Planning and Development Department  
Item 19 - Z-0032-02(1)

**MINUTES - Continued:**

BRIAN PSIODA, VTN Nevada, 2727 South Rainbow Boulevard, appeared in order to represent the applicant. He requested Condition 6 be amended to an 18 foot front yard setback and 10 foot rear yard setback. This is a continuation of an existing subdivision to the north with the same lot dimensions and setbacks. He concurred with staff's conditions. MR. JESCHKE noted that if the conditions are used as written in the Staff Report, it would render most of the lots unbuildable. Therefore, he concurred with the requested amendment.

TODD FARLOW, 240 North 19th Street, appeared as a concerned citizen. He asked if there will be sidewalks in this development. He was fearful that that could be a problem in the future. MR. JESCHKE did not think there were sidewalks, but there will be private streets. There is no requirement for sidewalks adjacent to private streets. MR. PSIODA confirmed that there will not be any sidewalks.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 17 [Z-0032-02] for related discussion.

(6:40 - 6:45)

**1-1370**

**CONDITIONS:**

Planning and Development

1. A Rezoning (Z-0032-02) to an R-PD8 (Residential Planned Development - 8 Units Per Acre) Zoning District approved by City Council.
2. The development shall provide at least 57,500 square feet of open space.
3. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
4. All proposed street names shall be in accordance with the City of Las Vegas Street Naming and Address Assignment Regulations, ordinance # 3744.
5. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

PLANNING COMMISSION MEETING OF JUNE 13, 2002  
Planning and Development Department  
Item 19 - Z-0032-02(1)

**CONDITIONS - Continued:**

6. The setbacks for this development shall be as follows: minimum of 20 feet to the front of the garage/house, as measured from the back of curb or sidewalk, 5 feet on the side, 10 feet on the corner side, and 15 feet in the rear.
7. Air conditioning units shall not be mounted on rooftops.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
9. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
11. All City Code requirements and design standards of all City departments must be satisfied.

**Public Works**

12. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access and on-site circulation layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated entry drives, if proposed, shall be designed, located, and constructed in conformance with Standard Drawing #222a.
13. The design and layout of all on-site private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
14. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections. The CC&R's for the Homeowner's Association shall be submitted to and approved by the City Attorney's Office.

PLANNING COMMISSION MEETING OF JUNE 13, 2002  
Planning and Development Department  
Item 19 - Z-0032-02(1)

**CONDITIONS - Continued:**

15. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-0032-02 and all other subsequent site-related actions.
16. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 13, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - PUBLIC HEARING - Z-0033-02 - MT REAL ESTATE INVESTMENT** - Request for a Rezoning FROM: R-1 (Single Family Residential) Zone TO: P-R (Professional Office and Parking) of 0.10 acres located at 1313 South Eastern Avenue (APN:162-01-210-031), PROPOSED USE: PROFESSIONAL OFFICE, Ward 3 (Reese).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**EVANS - APPROVED subject to conditions - UNANIMOUS with BUCKLEY excused**

**To be heard by the City Council on 7/17/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

ANDREW REED, Planning and Development, stated this site is currently designated SC (Service Commercial) on the Southeast Sector Map of the General Plan. The requested P-R (Professional Office and Parking) will be consistent with the General Plan designation. Staff recommended approval subject to the conditions.

MICHAEL TURNER, MT Real Estate Investment, 6540 Laredo Street, appeared in order to represent the application. He concurred with staff's conditions.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF JUNE 13, 2002  
Planning and Development Department  
Item 20 - Z-0033-02

**MINUTES - Continued:**

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 21 [Z-0033-02(1)] for related discussion.

(6:45 - 6:50)

**1-1600**

**CONDITIONS:**

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Dedicate an additional 5 feet of right-of-way for a total radius of 25 feet on the southeast corner of Eastern Avenue and Wengert Avenue prior to the issuance of any permits. This condition shall not be enforced if the applicant provides proof of existing private signage or other permanent improvements within the area requested for dedication.
4. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

PLANNING COMMISSION MEETING OF JUNE 13, 2002  
Planning and Development Department  
Item 20 - Z-0033-02

**CONDITIONS - Continued:**

5. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site. Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 13, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - Z-0033-02(1) - MT REAL ESTATE INVESTMENT** - Request for a Site Development Plan Review and a Reduction in the Amount of Required Perimeter and Parking Lot Landscaping FOR A PROPOSED 1,348 SQUARE FOOT OFFICE BUILDING CONVERSION on 0.10 acres located at 1313 South Eastern Avenue (APN: 162-01-210-031), R-1 (Single Family Residential) Zone PROPOSED: P-R (Professional Office and Parking), Ward 3 (Reese).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**EVANS - APPROVED subject to conditions - UNANIMOUS with BUCKLEY excused**

**To be heard by the City Council on 7/17/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

ANDREW REED, Planning and Development, stated the Urban Design Guidelines and Standards require minimum eight-foot wide planters along the north, south and east property lines and a 15-foot wide planter adjacent to Eastern Avenue. Due to the small size of the property, the applicant has requested a waiver of the landscaping requirements to allow a 14.5-foot wide planter along Eastern Avenue and a 9 foot by 12 foot wide planting area in the northeast corner of the property adjacent to Wengert Avenue. It is difficult to develop this property to full compliance. The proposed alternative is acceptable because it will make a notable improvement in the aesthetics of the site when viewed from the adjacent streets. The office proposal is compatible with the existing development along Eastern Avenue. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF JUNE 13, 2002  
Planning and Development Department  
Item 21 - Z-0033-02(1)

**MINUTES - Continued:**

MICHAEL TURNER, MT Real Estate Investment, 6540 Laredo Street, appeared in order to represent the application. He concurred with staff's conditions.

COMMISSIONER EVANS urged the applicant to maintain the irrigation system and landscaping.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 20 [Z-0033-02] for related discussion.

(6:45 - 6:50)

**1-1600**

**CONDITIONS:**

Planning and Development

1. A Rezoning [Z-0033-02] to a P-R (Professional Offices and Parking) Zoning District approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]

PLANNING COMMISSION MEETING OF JUNE 13, 2002  
Planning and Development Department  
Item 21 - Z-0033-02(1)

**CONDITIONS - Continued:**

6. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
11. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

12. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. The Traffic Engineering Representative shall approve final driveway design.
13. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-0033-02.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 13, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - V-0032-02 - RANCHO SANTA FE, LIMITED** - Request for a Variance TO ALLOW 696 PARKING SPACES WHERE 1,149 ARE REQUIRED IN CONJUNCTION WITH A PROPOSED HAIR SALON (FAST CUTS), located at 5081 North Rainbow Boulevard #106 (APN: 125-34-712-004), C-2 (General Commercial) Zone, Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>2</b>

**RECOMMENDATION:**

Staff recommends DENIAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

**MOTION:**

**TRUEDELL - ABEYANCE to 7/11/2002 Planning Commission meeting - UNANIMOUS with BUCKLEY excused**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

ANDREW REED, Planning and Development, stated the applicant would like to have this item held in abeyance in order to work with staff and review the traffic study with the project. Staff has the abeyance request in writing from the applicant.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(6:08 - 6:09)

1-270

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 13, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - U-0059-02 - SPECIALTY HOLDINGS INC. ON BEHALF OF EXPLORE KNOWLEDGE ACADEMY** - Request for a Special Use Permit FOR A PRIVATE PRIMARY SCHOOL at 5041 North Rainbow Boulevard (APN: 125-34-712-009), C-2 (General Commercial) Zone, Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>1</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>2</b>

**RECOMMENDATION:**

Staff recommends DENIAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report
4. Letter In Opposition

**MOTION:**

**EVANS - DENIED - UNANIMOUS with BUCKLEY excused**

**This is final action.**

NOTE: COMMISSIONER TRUESDELL said he is Vice President of the Board of Trustees for the Meadows School, but does not have any vested interest.

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated this private charter school is not appropriate for this site, nor compatible with the surrounding area. The school is being proposed next to a tavern and a short distance away from a convenience store that sells liquor. The zoning code does not require protected uses to maintain any distance separation from establishments that serve liquor, but staff does not find this situation to be appropriate. The charter school is on the same parcel with a zero-foot separation as the properties are all within the Rancho Santa Fe commercial subdivision. In this case, the inclusion of the charter school would render the tavern a legal non-conforming use; thereby preventing the tavern from expanding or rebuilding if it were to be demolished for any reason. Staff recommended denial.

PLANNING COMMISSION MEETING OF JUNE 13, 2002  
Planning and Development Department  
Item 23 - U-0059-02

**MINUTES - Continued:**

CARON RICHARDSON, The Richardson Partnership, 815 Pilot Road, Suite B, and LARRY SAYERS, Bramble Development, 2590 Lindell Road, Suite 400, appeared on behalf of the owner and developer. MR. SAYERS had a signed letter from the adjacent Santa Fe Station Hotel/Casino indicating they do not oppose this request. MS. RICHARDSON introduced KATHY ERICKSON, President of the Board of Trustees of Explore Knowledge Academy.

MS. ERICKSON, 1028 San Gabriel, Henderson, Nevada, said she is also the founder of this proposed school. The Nevada Revised Statute was established in 1997 for charter schools to exist in the state of Nevada. A charter is a public school that has to fill out an application to define the charter in order to be approved by the State Board of Education. They also have to be approved by the Clark County School District. They are funded through per pupil allocation funds. They do not have any start-up funds for a building, textbooks, etc. They recently received a federal grant for some start-up expenses. This application was started in April of 2000 and approved in April of 2001. They have been looking for a suitable location for a year. They do not have a sponsor, which makes it difficult to find a site. There is no fee or tuition for the students. The students have individual curriculums. There will be a smaller classroom size.

TODD FARLOW, 240 North 19th Street, appeared in approval. However, he does not believe taverns and schools should infringe upon each other. Also, the property owner of the tavern should sign off on this, not just the person that has the liquor license. MR. SAYERS said the person who owns the property is a co-owner of the Santa Fe Station Hotel/Casino and that is the way the letter is signed.

REBECCA BLANKENSTINE, 1515 Crystal Shadows Circle, appeared in approval. She would like to have her children attend this school. There needs to be options outside of public schools. She feels her children's educational needs are not being met in public schools. E-K Academy teaches children in a way that they can learn. Finding a building with their budget has been difficult. One of her main concerns was security at the school, not the tavern.

COMMISSIONER EVANS asked if the tavern owner is aware that if this school is approved it could compromise his business. MR. SAYERS responded that the owner of the tavern is a local developer who has been in Las Vegas for a long time and knows the laws very well.

PLANNING COMMISSION MEETING OF JUNE 13, 2002  
Planning and Development Department  
Item 23 - U-0059-02

**MINUTES - Continued:**

COMMISSIONER QUINN asked what type of students would be attending this school; if there would be students who had problems in a public school, etc. MS. ERICKSON said they did not apply for at-risk students. They will have individualized curriculums. Some of the students will have high IQ's and some will have learning disabilities. Parents are involved in the planning sessions of the curriculums.

COMMISSIONER EVANS questioned if the applicant were the tavern owner, would the legal parameters be reversed. MR. SAYERS responded that there are distance separation requirements for taverns from protected uses, but the code does not address separation requirements for a use moving closer to a tavern.

COMMISSIONER TRUESDELL asked the size of this school. The Staff Report indicates 400 students with 20 staff members. He did not see any outside playground area. MR. SAYERS answered that the school will be 16,000 square feet and two stories. MS. ERICKSON said the play area will be at the YMCA, as well as in-house activities such as yoga, aerobics, etc.

COMMISSIONER TRUESDELL felt this location is inappropriate for a school. This school will be in the middle of a shopping center where students will be driven to the school and kept inside all day.

COMMISSIONER GOYNES also did not feel this site is appropriate. A playground with grass, etc., is conducive to learning.

COMMISSIONER McSWAIN asked if the Clark County School District will be providing bus transportation. This could be a logistical problem if parents will be driving the students to the school. It also becomes a safety issue.

CARON RICHARDSON responded that Explore Academy will have to file a safety plan that shows the route of ingress/egress to the site. There will not be any bus service provided for transporting the students. The drop-off/pick-up times will not conflict with the high traffic shopping center hours.

PLANNING COMMISSION MEETING OF JUNE 13, 2002  
Planning and Development Department  
Item 23 - U-0059-02

**MINUTES - Continued:**

CHAIRMAN GALATI noted that the students will range from kindergarten through high school. MS. ERICKSON explained that each student will achieve at his or her own ability. They work in groups with the younger students on the first floor and older students on the second floor. It is a non-traditional type of setting and non-traditional type of curriculum and academic focus. There will be a mentoring program utilizing parents and persons in the community.

CHAIRMAN GALATI said the issue before the Planning Commission is whether this location is appropriate. He has concerns about traffic flow, security, and the school being adjacent to a tavern.

MR. SAYERS asked for a legal interpretation as to why that location is not appropriate for a school. DEPUTY CITY ATTORNEY BRYAN SCOTT explained that Title 19A.18.060 governs the determinations the Planning Commission and City Council have to make to determine whether this is a use that is viable to operate under a Special Use Permit. The use has to be harmonious and compatible with existing surrounding land uses, and with future surrounding land uses, the site has to be physically suited for the type and intensity of land use proposed, access to the property has to be adequate in size to meet the requirements of the use, and the use cannot be inconsistent with or compromise the public health, safety and welfare or the overall objectives of the General Plan. The Commissioners have made their arguments about these four criteria.

MR. SAYERS added that to the north, the anchor tenant is a movie theater, not a bar. The school is oriented for their drop-off and deliveries toward the theater. The exercise area has been thoroughly thought out.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(6:50 - 7:21)

**1-1760**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 13, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - U-0052-02 - HOWARD JOHNSON ON BEHALF OF SENSATION SPA OF NEVADA** - Request for a Special Use Permit TO ALLOW AN OPEN AIR VENDING/TRANSIENT SALES LOT on property located at 3200 North Rancho Drive (APN: 138-12-810-005), C-2 (General Commercial) Zone, Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**GOYNES - APPROVED subject to conditions - UNANIMOUS with BUCKLEY excused**

**To be heard by the City Council on 7/17/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

ANDREW REED, Planning and Development, stated that in order to insure that this use is compatible with future development along Rancho Drive, staff has included a condition regarding the placement of a 15-foot wide landscape planter adjacent to the street. This may require that some of the parking spaces be re-located to the back portion of the site. The site presently does not have paved parking, which is required under the City of Las Vegas Zoning Code. Should this request be approved, staff would recommend a condition requiring paved parking on the site. This site is physically suited for the type and intensity of land use being proposed. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF JUNE 13, 2002  
Planning and Development Department  
Item 24 - U-0052-02

**MINUTES - Continued:**

HOWARD JOHNSON, 7937 Seabourn Court, appeared as the owner of the property. He concurred with staff's conditions. They will be selling swimming pools and spas on this property.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(7:21 - 7:24)

**1-3200**

**CONDITIONS:**

Planning and Development

1. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. This Special Use Permit shall be reviewed in one (1) year, at which time the City Council may require the open-air vending/transient sales lot use be discontinued. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the use be discontinued.
3. Any outside storage kept in conjunction with this use shall conform to the requirements set forth in Subchapter 19A.04.040 of the Las Vegas Zoning Code.
4. Conformance to the site plan as amended by the conditions herein.
5. All parking areas shall be paved and appropriately marked in accordance with the requirements of Chapter 19A.10 of the Las Vegas Zoning Code.
6. A minimum 15 foot wide landscape planter shall be placed along the Rancho Drive property line, and shall include minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within the provided planter.

PLANNING COMMISSION MEETING OF JUNE 13, 2002  
Planning and Development Department  
Item 24 - U-0052-02

**CONDITIONS - Continued:**

7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
8. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
9. All City Code requirements and design standards of all City departments must be satisfied.

**Public Works**

10. Construct all incomplete half-street improvements on Rancho Drive adjacent to this site concurrent with development of this site.
11. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
12. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a. Also, the proposed driveway accessing Rancho Drive shall receive approval from the Nevada Department of Transportation.
13. Landscape and maintain all unimproved right-of-way on Rancho Drive adjacent to this site.
14. Submit an application for an Occupancy Permit for all landscaping and private improvements in the Rancho Drive public right-of-way adjacent to this site prior to the issuance of any permits.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 13, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - U-0053-02 - BEARD FAMILY TRUST ON BEHALF OF THE BRAKE DEPOT** - Request for a Special Use Permit TO ALLOW A MINOR AUTOMOTIVE REPAIR FACILITY (BRAKE DEPOT), located at 3920 West Sahara Avenue (APN: 162-06-801-005), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>1</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**QUINN - APPROVED subject to conditions - UNANIMOUS with GOYNES voting NO and BUCKLEY excused**

**To be heard by the City Council on 7/17/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

ANDREW REED, Planning and Development, stated this site is currently developed with a structure which previously had been used as a Tune-Up Masters. The applicant proposes to operate a brake depot with the existing building. There will be two driveways to Las Verdes Street and two driveways to Sahara Avenue. There is existing landscaping in three-foot planters adjacent to both street frontages. The site plan does not depict a handicapped parking space. A minor automotive repair facility is within the range of uses allowed in the C-1 zoning district with approval of a Special Use Permit. The use can be operated in a manner that is compatible with future and existing commercial land uses in the vicinity of the site.

PLANNING COMMISSION MEETING OF JUNE 13, 2002  
Planning and Development Department  
Item 25 - U-0053--02

**MINUTES - Continued:**

An objective of the Urban Design Guidelines and Standards is to reduce the number of curb cuts in order to create a more aesthetic streetscape and promote traffic safety. The four existing driveways on the site are excessive. The west driveway on Sahara Avenue and the south driveway on Las Verdes Street should be removed. Additional landscaping could then be placed along the street frontages. That would allow the applicant to re-configure the parking lot to provide the handicapped van accessible space. Staff recommended approval subject to the conditions.

GARY KORNFELD, 655 West Sunset Road, Henderson, Nevada, co-owner of the Brake Place, Inc., which operates seven brake depot stores throughout the Las Vegas area, appeared in order to represent the application. This is a request to operate another brake depot store. The previous tenant of the property was Tune-Up Masters, which has been closed for about a year and a half. That is a national company, which continues to pay rent to the current owner of the property, even though it has been closed. This property is an eyesore. He plans to upgrade the property, which would help the surrounding businesses. This location has operated under a Special Use Permit allowing minor auto repair for approximately twenty years. Next door is a Jiffy Lube that operates under a Special Use Permit. He objected to Condition 3 as they cannot enhance this site in dedicated right-of-ways since the brake depot would only be a tenant. However, they intend to restore the building and improve the existing landscaping. To meet staff's conditions as written would cost approximately \$20,000.

CHAIRMAN GALATI said staff wants to get the right-of-way dedicated. GARY REID, Public Works, clarified that the applicant would have the option that if there were existing private improvements they would not have to do the dedication. The dedication would only be a paper dedication.

COMMISSIONER TRUESDELL noted the pole sign would hang into the dedicated right-of-way.

COMMISSIONER EVANS suggested holding this item in abeyance so some of the issues could be worked out. MR. KORNFELD preferred to move forward on the application while continuing to work on all the conditions. They are trying to revitalize the building and landscaping.

PLANNING COMMISSION MEETING OF JUNE 13, 2002  
Planning and Development Department  
Item 25 - U-0053-02

**MINUTES - Continued:**

TODD FARLOW, 240 North 19th Street, appeared in protest. These types of applications should be done correctly. There is a pole sign and the City prefers monument signs.

COMMISSIONER TRUESDELL said he appreciated bringing business into the area, but to make a business statement at this location, it needs to be done right. That section of Sahara Avenue needs improvement.

CHAIRMAN GALATI declared the Public Hearing closed.

(7:24 - 7:39)

**1-3400**

**CONDITIONS:**

Planning and Development

1. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. All City Code requirements and design standards of all City departments must be satisfied.
3. The applicant shall submit an Administrative Site Development Plan Review for staff review and possible approval. The site plan shall depict the closure of the west driveway on Sahara Avenue and the south driveway on Las Verdes Street. The plan shall also depict landscaping enhancements consisting of minimum 12 foot wide landscape planters along the south and west property lines, with trees shrubs and ground cover.
4. Provide one van-accessible handicap parking space.

Public Works

5. Dedicate an additional 10 feet of right-of-way for a total radius of 25 feet on the northeast corner of Sahara Avenue and Las Verdes Street prior to the issuance of any permits. Coordinate with the right-of-way section of the Department of Public Works for assistance in preparing the appropriate documents. This condition will not be enforced if the applicant provides proof of existing signage or other private improvements within the area requested for dedication.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 13, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - U-0054-02 - IRWIN M. KURASHIGE ON BEHALF OF JODI CUOMO** - Request for a Special Use Permit TO ALLOW A PROPOSED PSYCHIC ARTS AND HYPNOTHERAPY BUSINESS (TOTAL HEALTH) located at 101 South Rainbow Boulevard #21 (APN: 138-34-513-004), C-1 (Limited Commercial) Zone, Ward 2 (L.B. McDonald).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>2</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**QUINN - APPROVED subject to conditions - UNANIMOUS with BUCKLEY excused**

**To be heard by the City Council on 7/17/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

ANDREW REED, Planning and Development, stated the proposed psychic arts and science business can be conducted in a manner that is compatible with existing surrounding retail/office land uses. Staff recommended approval subject to the conditions.

JODI CUOMO, owner of Total Health Care, 101 South Rainbow Boulevard, said that presently they are a massage establishment, but offer colon hydrotherapy, reflexology, acupuncture, yoga, facials, etc. They would like to extend their services to include hypnotherapy, meditation, and psychic arts. There is an increasing need for their services.

PLANNING COMMISSION MEETING OF JUNE 13, 2002  
Planning and Development Department  
Item 26 - U-0054-02

**MINUTES - Continued:**

JUANITA CLARK, Charleston Neighborhood Preservation, appeared in protest. This business is in a neighborhood shopping center. She was curious as to whether the applicant has a similar business in another location. This is not compatible with the other businesses in the shopping center and will bring a different type of clientele into the neighborhood.

JOAN GROOM, Charleston Neighborhood Preservation, appeared in protest. This is not compatible with the neighborhood because of the type of clientele it would bring into the neighborhood.

MATTHEW NAME, 1301 Sweeney Avenue, appeared as the person who would be performing the proposed services. At Rainbow and Charleston, the Psychic Eye operates under a Special Use Permit in a shopping center where there is a dry cleaner, post office, etc., and has no problems. Total Health Care has been providing quality services for the past ten years. The client base has continued to further their understanding as to how the mind, body and spirit work together. The charge for psychic readings is \$50 to \$75 per hour, so people who can afford that service are not vagrants. He had a license for this type of service when he was employed at the Psychic Eye, but would like to transfer that license to Total Health Care.

MS. CUOMO said they have another location within a chiropractor's office. At that location they just offer colon hydrotherapy.

CHAIRMAN GALATI declared the Public Hearing closed.

**NOTE: COMMISSIONER McSWAIN thought this use could be discussed at the upcoming workshop.**

(7:39 - 7:52)

**2-340**

**CONDITIONS:**

Planning and Development

1. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

PLANNING COMMISSION MEETING OF JUNE 13, 2002  
Planning and Development Department  
Item 26 - U-0054-02

**CONDITIONS - Continued:**

2. Conformance to all Minimum Requirements under Title 19.04.050 for Astrologer, Hypnotist, or Psychic Arts and Sciences use.
3. This business shall operate in conformance to Chapter 6.12 (Astrology, Hypnotism and the Psychic Arts) of the City of Las Vegas Municipal Code.
4. All City Code requirements and design standards of all City departments must be satisfied.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 13, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - U-0056-02 - WESTPOINT INVESTMENT COMPANY LIMITED LIABILITY COMPANY ON BEHALF OF MARISOL C. SANCHEZ** - Request for a Special Use Permit TO ALLOW A PROPOSED PSYCHIC ARTS BUSINESS WITHIN THE CHARLESTON INDOOR SWAP MEET located at 4530 East Charleston Boulevard (APN: 140-32-401-007), C-1 (Limited Commercial) Zone, Ward 3 (Reese). [PROPOSED: Ward 1 (M. McDonald)].

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**TRUEDELL - APPROVED subject to conditions - UNANIMOUS with BUCKLEY excused**

**To be heard by the City Council on 7/17/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

ANDREW REED, Planning and Development, stated this psychic arts use will be conducted within an indoor swap meet building and will not affect the surrounding commercial uses. Staff recommended approval subject to the conditions.

LUIS SANCHEZ, 6516 Bristol Way, appeared in order to represent his wife, Marisol Sanchez, because she did not speak English. They concur with staff's conditions.

PLANNING COMMISSION MEETING OF JUNE 13, 2002  
Planning and Development Department  
Item 27 - U-0056-02

**MINUTES - Continued:**

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(7:52 - 7:53)

**2-744**

**CONDITIONS:**

Planning and Development

1. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. Conformance to all Minimum Requirements under Title 19.04.050 for Astrologer, Hypnotist, or Psychic Arts and Sciences use.
3. This business shall operate in conformance to Chapter 6.12 (Astrology, Hypnotism and the Psychic Arts) of the City of Las Vegas Municipal Code.
4. All City Code requirements and design standards of all City departments must be satisfied.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 13, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - U-0057-02 - BAILEY WH FAMILY TRUST ON BEHALF OF VERIZON WIRELESS** - Request for a Special Use Permit FOR A 60 FOOT TALL CELLULAR COMMUNICATION MONOPOLE at 2412 Santa Clara Drive (APN: 162-03-413-024), P-R (Professional Office and Parking), Ward 3 (Reese).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>5</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report
4. Document In Opposition

**MOTION:**

**McSWAIN - DENIED - UNANIMOUS with TRUESDELL abstaining as he owns property directly across the street and BUCKLEY excused**

**This is final action.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

ANDREW REED, Planning and Development, stated this 60-foot high cellular monopole is compatible with the surrounding developed areas. Staff recommended approval subject to the conditions.

JULIE BROOKS, Spectrum Surveying and Engineering, 7351 West Charleston Boulevard, Suite 120, appeared in order to represent Verizon Wireless and the owner, JOHN BAILEY. This application complies with every aspect of the new cellular code and ordinance. She concurred with staff's conditions.

ADAM STOKES appeared in order to represent his parents, who own the building directly to the west of this site at 2221 Paradise Road. They object to this proposed monopole. This monopole should not be put in the middle of a residential area. There are doctors' and lawyers' offices in

PLANNING COMMISSION MEETING OF JUNE 13, 2002  
Planning and Development Department  
Item 28 - U-0057-02

**MINUTES - Continued:**

close proximity. His parents have leased their building to a dental office and were concerned that the radiation from this tower will interfere with the x-ray machines. These towers cause health problems. The mortality rate increases near these towers. In addition, the neighbors are not aware this will put radiation into the neighborhood. Many of the property owners in the neighborhood have tried to maintain the buildings by painting, etc. The water and soil under this site is contaminated. By digging through the dirt it would allow the toxicity under the soil to seep onto his parent's property. A small chain link fence surrounds this property. He wants the neighborhood to be the kind where businesses want to locate.

TODD FARLOW, 240 North 19th Street, appeared in protest. An applicant who is given a Special Use Permit should give something back in return. He objected to the appearance of this building and the landscaping.

DENNIS WATTS, 8231 Huxley Street, appeared in protest. He passed out photos to the Commissioners which were taken the day of the meeting. It is encouraging to hear of new businesses coming into the area. Cell towers are not necessarily bad. They could be having a pole in a palm tree, a flagpole, smooth monopole, etc., which are probably too expensive. The building is rundown. There are two palm trees and six clumps of weeds. The area needs help.

DR. JOEL STOKES, 7001 Alameda Circle, appeared in protest. He owns the property directly to the west. That area has gone through continuous deterioration. This monopole would cause further deterioration. A 60-foot tower is too high for that location.

JULIE BROOKS suggested holding this item in abeyance in order to meet with the surrounding property owners and work out any differences. Her company has been working on this site for over two years. This will be a slimline monopole.

COMMISSIONER EVANS was appalled at the appearance of this property. An appropriate time to meet with the surrounding property owners and neighbors would have been before this meeting.

COMMISSIONER McSWAIN commented that approving this would be like rewarding bad behavior.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(7:53 - 8:09)

**2-780**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 13, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - U-0058-02 - CENTENNIAL COURT LIMITED LIABILITY CORPORATION ON BEHALF OF LAS-CAL CORPORATION** - Request for a Special Use Permit TO ALLOW A PROPOSED RESTAURANT WITH DRIVE-THRU (TACO BELL) located adjacent to the northeast corner of Sky Pointe Drive and Buffalo Drive (APN: 125-21-812-001), C-2 (General Commercial) Zone under Resolution of Intent to T-C (Town Center), Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**TRUESEL - APPROVED subject to conditions - UNANIMOUS with BUCKLEY excused**

**To be heard by the City Council on 7/17/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated this restaurant with drive-thru is a use that will be an appropriate element of the larger commercial development and can be conducted in a manner that is harmonious and compatible within the Town Center area. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF JUNE 13, 2002  
Planning and Development Department  
Item 29 - U-0058-02

**MINUTES - Continued:**

DAVID BONANNI, Las-Cal Corporation, d.b.a. Taco Bell franchisee for Nevada, 3225-A South Rainbow Boulevard, #102, appeared in order to represent the application. He concurred with staff's conditions.

COMMISSIONER TRUESDELL asked if this requires approval for a drive-thru since it is not within Town Center. MR. JESCHKE answered that this Special Use Permit requires an approval, but the drive-thru does not require a separate waiver.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 30 [Z-0074-992)] for related discussion.

(8:09 - 8:12)

**2-1340**

**CONDITIONS:**

Planning and Development

1. If this Special Use Permit is not exercised within two years after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.
2. All City Code Requirements and all City departments' design standards shall be met.
3. A Site Development Plan Review before the City Council shall be required prior to obtaining any building permits.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 13, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - Z-0074-99(2) - CENTENNIAL COURT LIMITED LIABILITY COMPANY ON BEHALF OF LAS-CAL CORPORATION** - Request for a Site Development Plan Review FOR A PROPOSED 2,577 SQUARE-FOOT FAST-FOOD RESTAURANT (TACO BELL), located adjacent to the northeast corner of Sky Pointe Drive and Buffalo Drive (APN: 125-21-812-001), C-2 (General Commercial) Zone under Resolution of Intent to T-C (Town Center), Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**TRUESEL - APPROVED subject to conditions - UNANIMOUS with BUCKLEY excused**

**To be heard by the City Council on 7/17/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated the proposed restaurant with a drive-thru facility is compatible with adjacent development and conforms to the requirements of the previously approved Site Development Plan Review, Z-0074-99(1), and the approved Town Center Development Standards. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF JUNE 13, 2002  
Planning and Development Department  
Item 30 - Z-0074-99(2)

**MINUTES - Continued:**

DAVID BONANNI, Las-Cal Corporation, d.b.a. Taco Bell franchisee for Nevada, 3225-A South Rainbow Boulevard, #102, appeared in order to represent the application. He concurred with staff's conditions.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 29 [U-0058-02] for related discussion.

(8:09 - 8:12)

**2-1340**

**CONDITIONS:**

Planning and Development

1. A Review of Condition #9 [Z-0076-98(27)] to allow for drive-thru restaurants where drive-thru restaurants are prohibited and a Special Use Permit (U-0028-02) for a proposed restaurant with drive-thru shall be approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

Public Works

3. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first.
4. If not already constructed by the Master Developer, construct the full width of the driveway connecting this site to the abutting public street (Skypoint Drive) and sufficient on-site paving to allow two-way traffic between this site and Sky Pointe Drive concurrent with development of this site.

PLANNING COMMISSION MEETING OF JUNE 13, 2002  
Planning and Development Department  
Item 30 - Z-0074-99(2)

**CONDITIONS - Continued:**

5. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, whichever may occur first. Provide and improve all drainageways as recommended in the approved Drainage Plan/Study.
6. In accordance with the intent of a commercial subdivision, this pad site shall allow for the perpetual common access between the various parcels/owners within the Buffalo/95 (Davis) (A Commercial Subdivision) area.
7. Site development to comply with all applicable conditions of approval for the Buffalo/95 (Davis) (A Commercial Subdivision), Zoning Reclassification Z-0074-99 and all other subsequent site-related actions.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 13, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - U-0060-02 - HERMAN CARTER ON BEHALF OF TEEN CHALLENGE OF NEVADA INC.** - Request for a Special Use Permit TO ALLOW A PROPOSED TRANSITIONAL LIVING GROUP HOME located at 506 West Washington Avenue (APN: 139-27-210-137), R-4 (High Density Residential) Zone, Ward 5 (Weekly).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>1</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>2</b>

**RECOMMENDATION:**

Staff recommends DENIAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

**MOTION:**

**GOYNES - DENIED - UNANIMOUS with BUCKLEY excused**

**This is final action.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

ANDREW REED, Planning and Development, stated this Special Use Permit is for a transitional living group home for 12 clients. The applicant's justification letter states that they are proposing to offer food, shelter, and informational services. This use is not compatible with surrounding land uses. There is a church, City park, and child care facility in the immediate vicinity. Staff recommended denial.

PLANNING COMMISSION MEETING OF JUNE 13, 2002  
Planning and Development Department  
Item 31 - U-0060-02

**MINUTES - Continued:**

REVEREND BRYCE MADDOCK, Director of Teen Challenge for Nevada, 6170 West Lake Mead Boulevard, #459, appeared in order to represent the application. Teen Challenge is a well-respected world-wide organization. It has been in existence for 45 years. Teen Challenge is in every major city and around the world. It is a faith-based program for persons with life controlling problems. The clients are troubled teens, men, women, who stay there for one year. They have an 85% success rate for persons graduating the program. It is not a transitional living home. Reverend Maddock states that in the Staff Report it says that staff finds the proposed use is not compatible with surrounding land uses. There is a church, City park, and childcare facility in the immediate vicinity. Staff also says this use will not compromise the public health, safety, and welfare, or the overall objectives of the General Plan. Those statements seem to be a contradiction. The Economic Opportunity Board is on the corner separated by an abandoned crack house. All of the Teen Challenge funding comes from private individuals, religious organizations, and private foundations. He was confused as to why staff has recommended denial.

ANDREW REED, Planning and Development, stated that the Economic Opportunity Board has been at that location prior to when there were Special Use Permit requirements. Staff feels this is transitional living since these troubled individuals stay there for a year or less.

COMMISSIONER GOYNES commented that these types of uses need to be out of that neighborhood.

DON CONTRERAS, Bonanza Village, appeared in protest. This house is in disrepair. Within 100 feet to the west is the EOB Drug Treatment Center. There is also a clean living group home within 500 feet of the proposed site. Within two blocks of this site are 12 boarded up homes. Las Vegas Rescue Mission is near the freeway. There is a Las Vegas Housing development in the area. There are enough transitional homes in the neighborhood. This is the most impoverished area in Las Vegas. There should be more home ownership in the neighborhood.

TODD FARLOW, 240 North 19th Street, appeared in protest. This area is saturated with transitional living homes.

DEBBIE LEE, 5768 Sandtrap Court, appeared in approval. Her son will be graduating from this program in California. Teen Challenge has helped a bad neighborhood in Santa Ana, California.

LOREN REDMOND, 2314 Chipplegate Way, appeared in approval. This is not a fly-by-night program. They are trying to get people out of drugs, etc. Those persons need hope. Some of the anchor-type stores do not want to come into the neighborhood.

PLANNING COMMISSION MEETING OF JUNE 13, 2002  
Planning and Development Department  
Item 31 - U-0060-02

**MINUTES - Continued:**

COMMISSIONER TRUESDELL felt this area is changing. It cannot improve if it is a dumping ground for every social program. Jobs, housing, etc. need to come into that area.

REVEREND MADDOCK said they will improve the house, have a green lawn, and the property will not be an eyesore.

COMMISSIONER EVANS felt there are a lot of people who have problems with drugs, etc. The service Teen Challenge performs is not the issue, but whether this is the proper location.

COMMISSIONER McSWAIN thought this property needs to have the appearance of a real home. There is a perception problem with having this program in that neighborhood.

REVEREND MADDOCK responded that he met with a neighborhood coordinator who set up a meeting with the neighbors, but no one came to the meeting.

COMMISSIONER GOYNES said there are 92 churches within five square miles. Drug addicts, etc. need to get out of that neighborhood. The only way to get rid of the problems in this community is to bulldoze the dilapidated buildings.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(8:12 - 8:35)

**2-1480**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 13, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - SD-0021-02 - BOB DEVER** - Request for a Site Development Plan Review and a Reduction in the amount of Required Perimeter and Parking Lot Landscaping FOR A PROPOSED 810 SQUARE-FOOT ADDITION TO AN EXISTING TAVERN (MEADE STREET PUB) on 0.64 acres located at 3000 Meade Avenue (APN: 162-08-301-023), M (Industrial) Zone, Ward 1 (M. McDonald).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**QUINN - APPROVED subject to conditions - UNANIMOUS with BUCKLEY excused**

**This is final action.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

ANDREW REED, Planning and Development, stated the enhancements proposed for the Meade Avenue landscape planter comply with the Urban Design Guidelines and Standards. The applicant is requesting a waiver of the requirement to place eight-foot wide landscape planters along the north, east and west property lines. Because there are existing structures along those property lines (built with no setbacks), staff finds this waiver is justified. The addition to the structure is compatible with the existing development along Meade Avenue. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF JUNE 13, 2002  
Planning and Development Department  
Item 32 - SD-0021-02

**MINUTES - Continued:**

TIM BLISH, Architect, 2375 East Tropicana Avenue, #4, appeared in order to represent the applicant. He objected to Conditions 9 and 12. In regard to Condition 9, the building does not have a requirement for sprinklers. The existing driveway noted in Condition 12 has curb returns. CHAIRMAN GALATI clarified that Condition 9 does not refer to the fire sprinkler system of a building, but that it has adequate fire protection in the area. All the applicant has to do in regard to Condition 12 is to meet with the Traffic Engineer to determine if there are any issues. Those are standard conditions. MR. BLISH concurred with all the conditions.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(8:35 - 8:38)

**2-2440**

**CONDITIONS:**

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
4. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
5. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.

PLANNING COMMISSION MEETING OF JUNE 13, 2002  
Planning and Development Department  
Item 32 - SD-0021-02

**CONDITIONS - Continued:**

6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
7. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
9. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
10. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

11. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
12. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first.

PLANNING COMMISSION MEETING OF JUNE 13, 2002  
Planning and Development Department  
Item 32 - SD-0021-02

**CONDITIONS - Continued:**

13. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site. Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 13, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - Z-0075-91(13) - MOUNTAIN SPA RESORT ET AL ON BEHALF OF PULTE HOME** - Request for a Site Development Plan Review for a REVISED MASTER DEVELOPMENT PLAN CONTAINING 1873 LOTS ON 635.80 ACRES (SILVERSTONE RANCH), generally located between Grand Teton Road on the south, Iron Mountain Road on the north, Rainbow Boulevard on the east and Buffalo Drive on the west (APN's: MULTIPLE), R-PD3 (Residential Planned Development - 3 Units per Acre) and C-1 (Limited Commercial) Zones, Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>14</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>1</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report
4. Letters In Opposition

**MOTION:**

**TRUESDELL - ABEYANCE to the 7/11/2002 Planning Commission meeting - UNANIMOUS with BUCKLEY excused**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

ANDREW REED, Planning and Development, stated this is a Site Development Plan Review for Mountain Spa. The applicant would like to have this item held in abeyance until 7/11/2002 in order to continue discussions with property owners.

PLANNING COMMISSION MEETING OF JUNE 13, 2002  
Planning and Development Department  
Item 33 - Z-0075-91(13)

**MINUTES - Continued:**

ATTORNEY TOM AMICK, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, appeared to represent the applicant. They have requested a thirty-day hold on this application. There was a meeting with the neighbors so they are attempting some revisions that the neighbors requested. They plan to have another meeting with the neighbors.

CAROL LeDUC, 7575 Rome Boulevard, agreed with the abeyance request so the neighbors can work with the applicant on some issues.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(6:09 - 6:11)

**1-300**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 13, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - SCD-0002-02 - HDB, LIMITED LIABILITY COMPANY ON BEHALF OF WESTMARK HOMES** - Request for a Major Deviation of the Summerlin Development Standards TO ALLOW A 5 FOOT REAR SETBACK WHERE 20 FEET IS REQUIRED IN CONJUNCTION WITH A PROPOSED CONDOMINIUM PROJECT, located adjacent to the south side of Canyon Run Drive, approximately 1,300 feet west of Rampart Boulevard (APN: 138-29-401-003), P-C (Planned Community) Zone, Ward 2 (L.B. McDonald).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>1</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Telephone List

**MOTION:**

**TRUESEL - APPROVED subject to conditions - UNANIMOUS with BUCKLEY excused**

**To be heard by the City Council on 7/17/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated this site is irregularly shaped and located adjacent to Angel Park Golf Course. The reduced setbacks along the golf course side of the development will allow for additional open space within the development away from the golf course. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF JUNE 13, 2002  
Planning and Development Department  
Item 34 - SCD-0002-02

**MINUTES - Continued:**

APRIL PROVASCO, Bossard Developer Services, 2920 North Green Valley Parkway, Henderson, Nevada, appeared in order to represent the applicant. She concurred with staff's conditions.

RAY FALSTINO, 508 Bald Eagle Lane, appeared to voice his concerns about the rear setbacks, the height of these buildings, and the fact that Canyon Terrace homes will have their views obstructed. He does not want the quality of the area to diminish.

COMMISSIONER McSWAIN asked if there is a criteria that has to be followed in Summerlin prior to this application coming to the Planning Commission. MS. PROVASCO responded that this request has been submitted to the Summerlin Design Review Board, and received an approval.

MARK OINESS, Westmark Homes, 180 Carthage Street, appeared on behalf of the application. The zoning is in place. They are not trying to change the building heights. The buildings will be four stories high. The grading plan will not raise the site. They don't want to align the buildings in such a way that they are in a straight line. On the west end the setbacks are pulled back farther. They will be improving and maintaining unimproved property. MS. PROVASCO added that this is a reduction from the property line, but from the fence line it will remain a 20-foot setback.

CHAIRMAN GALATI did not think this project would impede anyone's views. This is a good looking project. It will have lush landscaping. The colors will look good.

COMMISSIONER TRUESDELL asked to see the elevations. MARK OINESS said they submitted colored renderings to the City when they filed the application, but do not have any at this meeting. These will be upscale condominiums from 2,100 to over 3,600 square feet. Each building will have an elevator with two-car garages on the first floor. This will be a nice project.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(8:38 - 8:51)

**2-2560**

PLANNING COMMISSION MEETING OF JUNE 13, 2002  
Planning and Development Department  
Item 34 - SCD-0002-02

**CONDITIONS:**

Planning and Development

1. This Summerlin Certificate of Deviation shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted.
2. Obtain Summerlin Site Development Plan Review approval for this development from the City Referral Group prior to issuance of any building or grading permits.
3. The minimum setback along the south property line only shall be reduced from twenty (20) feet to five (5) feet.
4. All development must be in conformance with Summerlin Development Standards; except as provided by this approval.
5. Satisfaction of City Code requirements and design standards of all City departments.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: JUNE 13, 2002**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - VAC-0036-02 - CARINA CORPORATION** - Carina Corporation to vacate portions of public sewer and drainage easements generally located south of the Whispering Sands Drive alignment, between Cimarron Road and Palm Grove Lane, Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**QUINN - APPROVED** subject to conditions with Condition 3 deleted - **UNANIMOUS** with **BUCKLEY** excused

**To be heard by the City Council on 7/17/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated this Vacation will not eliminate access to any abutting parcels. The sewer and drainage easement is unnecessary. Approval of this request will facilitate the merger and re-subdivision of this site. The applicant notified staff that they would be unable to attend this meeting. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF JUNE 13, 2002  
Planning and Development Department  
Item 35 - VAC-0036-02

**MINUTES - Continued:**

ROBERT GENZER, Planning and Development, announced that Condition 3 should be deleted because the easements will be completely eliminated.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(8:51 - 8:53)

**2-3250**

**CONDITIONS:**

1. All public improvements, if any, adjacent to and in conflict with this Vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
2. All development shall be in conformance with code requirements and design standards of all City Departments.
3. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
4. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #1 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the Vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all Vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
5. If the Order Vacation is not recorded within one (1) year after approval by the City Council or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 13, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**Z-0075-62(18) - WEINGARTEN NOSTAT, INC ON BEHALF OF THE MARKHAM GROUP** - Request for a Site Development Plan Review FOR A PROPOSED 5,200 SQUARE FOOT CHINESE RESTAURANT (CHINA STAR BUFFET) on approximately 1.18 acres located adjacent to the south side of Charleston Boulevard, approximately 800 feet east of Decatur Boulevard (APN: 162-06-112-004), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**TRUESEL - APPROVED subject to conditions - UNANIMOUS with McSWAIN abstaining as Weingarten Nostat, Inc. is a client of her firm and BUCKLEY excused**

**This is final action.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated the site plan depicts an orderly arrangement of parking and buildings. The handicapped accessible parking is not appropriately depicted. Staff has included a condition requiring the handicapped access be revised. This development is compatible with adjacent development in the area. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF JUNE 13, 2002  
Planning and Development Department  
Item 36 - Z-0075-62(18)

**MINUTES - Continued:**

NATHAN EDWARDS, Markham Group, 3347 South Highland Drive, #304, appeared in order to represent the application. He concurred with staff's conditions.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(8:53 - 8:55)

**2-3360**

**CONDITIONS:**

Planning and Development

1. This Site Development Plan Review shall expire two years from the date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect handicapped parking spaces that are in conformance with Section 19A.10.010(G) of the Las Vegas Zoning Code.
4. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
5. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.

PLANNING COMMISSION MEETING OF JUNE 13, 2002  
Planning and Development Department  
Item 36 - Z-0075-62(18)

**CONDITIONS - Continued:**

8. All City Code requirements and design standards of all City departments must be satisfied.
9. Site development to comply with all applicable conditions of approval for Rezoning (Z-0075-62) and Site Development Plan Reviews [Z-0075-62(16)] and [Z-0075-62(17)] and all other site-related actions as required by the Department of Planning and Development and the Department of Public Works.

Public Works

10. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards prior to occupancy of this site.
11. An addendum to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, as required by the Department of Public Works. Provide and improve all drainageways as recommended in the approved drainage plan/study.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 13, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**Z-0100-64(181) - PROPERTY HOLDING CORPORATION ON BEHALF OF ROBERT DRASKOVITCH** - Request for a Site Development Plan Review and a Waiver of the Downtown Centennial Plan Design and Landscape Requirements FOR A PROPOSED 4,787 SQUARE FOOT, ONE-STORY OFFICE BUILDING on 0.32 acres at 815 South Casino Center Boulevard (APN: 139-34-410-066), R-4 (High Density Residential) Zone under Resolution of Intent to C-2 (General Commercial), Ward 3 (Reese). [PROPOSED: Ward 1 (M. McDonald)].

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**McSWAIN - APPROVED subject to conditions - UNANIMOUS with BUCKLEY excused**

**To be heard by the City Council on 7/17/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

ANDREW REED, Planning and Development, stated the development standards of the Downtown Centennial Plan require at least 70% of the structure to be built to the property line with no setback. The proposed structure does not comply with that requirement. However, with the inclusion of staff's condition regarding the amenity zone and the improvements along the

PLANNING COMMISSION MEETING OF JUNE 13, 2002  
Planning and Development Department  
Item 37 - Z-0100-64(181)

**MINUTES - Continued:**

Casino Center Boulevard frontage, the proposal would meet the intent of the development standards. Downtown centers require that all new development provide Fourth Street-style improvements, including a five-foot wide amenity zone, an 11-foot wide sidewalk, and an 11-foot wide landscape buffer along abutting rights-of-way. The amenity zone shall be directly adjacent to the roadway and contain concrete tree wells and tree gates designed thematically with palm trees as the primary landscape element. On the subject site, the improvements should be constructed on Casino Center Boulevard because no new dedication will be required for that street and because the building is not required to be set back from the front property line. Staff has determined that the site plan can be reconfigured to allow installation of Fourth Street-style improvements. Staff recommended approval subject to the conditions.

BRYAN RIBEAN, Bryan Construction, 308 South 11th Street, appeared on behalf of and with ROBERT DRASKOVITCH to represent the application. MR. RIBEAN agreed that the downtown area needs the Fourth Street-style improvements. The issue is that if they plant 25-foot tall trees at this time, in ten years those trees will be 50 feet tall, and the surrounding properties will only have 25-foot tall trees. He would like to have an agreement that they would plant the 25-foot tall trees in the future.

COMMISSIONER TRUESDELL felt that if the surrounding property owners see the trees on the subject site, they will not be asking for waivers.

CHAIRMAN GALATI declared the Public Hearing closed.

(8:59 - 9:01)

**2-3450**

**CONDITIONS:**

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

PLANNING COMMISSION MEETING OF JUNE 13, 2002  
Planning and Development Department  
Item 37 - Z-0100-64(181)

**CONDITIONS - Continued:**

4. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
5. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
7. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
9. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
11. All City Code requirements and design standards of all City departments must be satisfied.
12. Utilities and power service lines shall be underground.

PLANNING COMMISSION MEETING OF JUNE 13, 2002  
Planning and Development Department  
Item 37 - Z-0100-64(181)

**CONDITIONS - Continued:**

13. The site and landscape plans shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect Fourth Street-style improvements, including a five-foot wide amenity zone, an 11-foot wide sidewalk, and an eight-foot wide landscape buffer, along Casino Center Boulevard. The amenity zone shall be directly adjacent to the roadway and will contain concrete tree-wells and tree-grates around the required thematic trees.
14. The amenity zone along Casino Center Boulevard shall be designed as follows: Palm trees shall be 25 feet or greater in height with 30 foot spacing preferred and a maximum of 35 foot spacing. Twenty-four inch box shade trees, in single or double rows, shall be provided alternately between palm trees to provide shade and pedestrian comfort.
15. Landscaping within the parking lot and along the property lines shall conform to that shown on the submitted landscape plan
16. The roof cornice shall be placed along all sides of the structure.
17. Tire stops shall be provided in all parking stalls, two feet from the adjacent property line.
18. This approval constitutes approval of a waiver of the Downtown Centennial Plan requirement that at least 70% of the structure be built to the property line, with no setback.

**Public Works**

19. Coordinate with the City Surveyor to determine whether a Reversionary Map to revert the underlying lot lines to acreage is necessary; if such Reversionary Map is required, it shall record prior to the issuance of any building permits for this site.
20. Remove all substandard public street improvements and alley improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

PLANNING COMMISSION MEETING OF JUNE 13, 2002  
Planning and Development Department  
Item 37 - Z-0100-64(181)

**CONDITIONS - Continued:**

21. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Parking spaces located off the public alley shall be set back sufficiently to allow a minimum of a 24 foot clearance for vehicle maneuvering.
22. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the submittal of any construction drawings or issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site. Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.
23. Landscape and maintain all unimproved right-of-way on Casino Center Boulevard adjacent to this site as required by the Department of Public Works.
24. Submit an Encroachment Agreement for all private improvements located in the Casino Center Boulevard public right-of-way adjacent to this site prior to occupancy of this site as required by the Department of Public Works.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 13, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**DIRECTOR'S BUSINESS - ABEYANCE - TA-0007-02 - CITY OF LAS VEGAS -**  
Discussion and possible action to amend Section 19.06.110.E of the Zoning Code to clarify the landscaping requirement for projects in the Centennial Hills Town Center, Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

**MOTION:**

**TRUEDELL - ABEYANCE to the 7/11/2002 Planning Commission meeting - UNANIMOUS**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

ANDREW REED, Planning and Development, stated this is a staff initiated Text Amendment for Town Center landscaping requirements. Staff would like to request this item be held in abeyance until the 7/11/2002 Planning Commission meeting so they can continue to review this issue.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(6:11 - 6:12)

**1-350**



**PLANNING COMMISSION AGENDA**  
**PLANNING COMMISSION MEETING OF: JUNE 13, 2002**

**CITIZENS PARTICIPATION:**

ITEMS RAISED UNDER THIS PORTION OF THE PLANNING COMMISSION AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

COMMISSIONER TRUESDELL congratulated his daughter for graduating from college and going to law school.

DAN CONTRERAS, Bonanza Village, thanked the Commissioners on voting for denial on the Teen Challenge application in his neighborhood. He is trying to get that area upgraded. There are a lot of boarded-up homes and vacant parcels. He was fearful that big business will never come into the area. The corner where Gerson Park had been was taken down as there were a lot of problems in the park. He wants to have an even balance between home ownership and transitional living.

**MEETING ADJOURNED AT 9:01 P.M.**

Respectfully submitted:

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DEENY ARAUJO, DEPUTY CITY CLERK

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LINDA OWENS, DEPUTY CITY CLERK